



The City of Grove City, Ohio

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Planning Commission Staff Report
Lower Level Conference Room
July 5, 2016 1:30pm

7. APPLICATION: **Meijer Gas Station | Special Use Permit (Outdoor Sales)**

Project Number: 201605260036

Location: 2859 London-Groveport Road (040-013658)

Proposal: A Special Use Permit to allow for outdoor sales at the London-Groveport Road Meijer Gas Station

Applicant: Craig Wheeler, Meijer, 2929 Walker Avenue, Grand Rapids, MI 49544

Relevant Code Section(s):

- 1135.09(b)(12), Special Use Permits

Project Summary

The applicant is requesting a special use permit for outdoor sales for the Meijer gas station located at 2859 London Groveport Road. Approval is sought for two ice merchandisers and one propane cage. The site currently has merchandisers at each fuel pump and along the storefront; however, the applicant has indicated that they will remove all merchandisers and relocate the ice to the west side of the structure along a sidewalk leading back to an employee entrance to the building. The propane cage is currently located on the east side of the structure, within a screened enclosure. No items will be displayed along the north storefront, facing London Groveport Road, and no seasonal changes are proposed. The applicant has also noted that no additional signage is requested for the ice merchandiser or propane cage, and no new lighting is proposed associated with the outdoor sales.

Code Analysis:

Per Section 1135.09, the Planning Commission is responsible for reviewing Special Use Permit requests and recommending approval, approval with modifications or denial to City Council based on findings of compliance with the standards and requirements of this Code (*see relevant code sections*) and subject to the conditions established by the Planning Commission to ensure compliance with the letter and intent of this Code. The following is the Development Department's evaluation based on code standards and requirements.

1. *The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;*

Standard is Met: Staff does not believe that the proposed use will change the essential character of the district. The proposed site is within a commercial area and the items requested to be sold outside are typical of commercial convenience stores.

2. *The proposed use shall not adversely affect the use of adjacent property;*

Standard is Met: The proposed outdoor sales area will not affect the use of adjacent properties. All items proposed for outdoor sales will be located directly adjacent to the structure, leaving all pedestrian and vehicular areas open for circulation to adjacent properties.

3. *The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;*

Standard Met: The items to be sold outside have been located to allow for safe access around the building and the site. No items are proposed along the front sidewalk, allowing full pedestrian access from the fuel pumps and parking spaces to the structure.

4. *The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and school;*

Standard is Met: The proposed outdoor sales will not place any further demand on public services.

5. *The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district;*

Standard is Met: The proposed outdoor sales will not impact the right-of-way. All items for sale will be located adjacent to the building.

6. *The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;*

Standard is Met: The use is in accordance with the intent of all applicable code requirements and ordinances of the City.

7. *The proposed use complies with the applicable specific provisions and standards of this Code;*

Standard is Met: The use is in accordance with the intent of all applicable code requirements.

8. *The proposed use shall be found to meet the definition and intent of a use specifically listed as a special use in the district in which it is proposed to be located;*

Standard is Met: The site is located in the C-2, Commercial District, in which outdoor sales, storage, and display of items is permitted with a Special Use Permit.

9. *A completed application indicating the Specific Special Use permit activity intended by the applicant shall be submitted to the Department of Development by the Council approved submittal dates;*

Standard is Met: The applicant properly submitted a completed application.

10. *Outdoor sales, storage, or display shall only be permitted in areas identified on the approved site plan. No such activity shall be located closer than fifty feet to a residential zoning district boundary or road right-of-way abutting any residential zoning district or within ten feet of any road right-of-way. Such activities shall not occupy any required parking area or driveway.*

Standard is Met: A site plan has been submitted showing outdoor sales proposed only on the west and east sides of the structure. The ice merchandisers will be located on the west sidewalk leading back to an employee entrance and the propane cage will be east of the structure within an enclosed screened area adjacent to the dumpster screening. The outdoor sale items will be approximately 270 feet from the nearest residential zoning district (450 from the nearest residential structure) and approximately 170 feet from the London Groveport Road right-of-way. The outdoor items will not occupy any parking areas or driveways.

11. *Any outdoor sales, storage, or display area located closer than one hundred feet to a residential district shall, if determined to be visible from such district, be screened by a landscape buffer strip or other means indicated on the approved site plan.*

Standard is Met: The proposed outdoor sales area is approximately 270 feet from the nearest residential district. The area will not be visible from any residences, as the propane cage is within a screened enclosure and the ice merchandisers will be located on the west side of the structure, effectively using the structure as screening from the residential area.

12. *Illumination of outdoor sales, storage, or display areas shall be designed to prevent glare or direct light from the illumination source into residential areas.*

Standard is Met: The applicant is not proposing any additional illumination for the outdoor sales area.

13. *Outdoor display areas shall be maintained in a neat and orderly fashion.*

Standard Can Be Met: Specific measures taken to keep the area neat and orderly have not been identified by the applicant; however, the proposed propane cage and ice merchandiser will be located around the corner from the storefront for staff monitoring. Both items can be locked to require employee assistance.

14. *Signage for outdoor sales or displays shall comply with Chapter 1145.*

Standard is Met: Detail were not submitted for any additional signage is for the outdoor sales area.

15. *The site plan submitted with an application for a Special Use Permit shall indicate the types of merchandise to be displayed and, if applicable, any seasonal changes of display.*

Standard is Met: No seasonal changes to the display are proposed. The applicant is requesting approval for only one propane cage and two ice merchandisers.

Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Special Use Permit as submitted.